



CITY PLAN COMMISSION

OCTOBER AGENDA

Wednesday, October 25, 2017

Work Session 12:00 P.M.

City Council Conference Room 290

Public Hearing 1:30 PM

City Council Chambers

200 Texas St.

2nd Floor – City Hall

Fort Worth, Texas 76102

For More Docket Information Visit

<http://fortworthtexas.gov/planninganddevelopment/platting/>

Commissioners:

Vicky Schoch, CD 1
Jennifer Trevino, CD 2
Vacant, CD 3
Mark Brast, CD 4
Robert Horton, CD 5

Stephanie Spann, CD 6
Edward Deegan, CD 7
Don Boren, Chair CD 8
Melissa Konur, CD 9
Bob Kelly, Alternate
Rich Hyde, Alternate

I. WORK SESSION: 12:00 P.M. City Council Conference Room 290

A. Correspondence & Comments	Staff & Chair
B. Lunch	
C. Review of Cases on Today's Agenda	Staff

II. PUBLIC HEARING: 1:30 P.M. Council Chambers

A. Approval of Previous Month's Minutes
B. Approval of Previously Recorded Final Plats

C. Consent Cases (2)

1. **PP-15-003 Chisholm Trail Ranch (Revision): 208 Single-Family Detached Lots and 12 Private Open Space Lots. Council District 6.**
 - a. Being approximately 50.0 acres in the Juan Jose Albirado Survey, Abstract No. 4 and the R.J. Ware Survey, Abstract No. 2008, City of Fort Worth, Tarrant County, Texas.
 - b. General Location: North of Northwest Community Park and east of the BNSF Railway.
 - c. Applicant: Walton Development.
 - d. Applicant Requests: Approval of a revision of the preliminary plat.
 - e. DRC Recommends: Approval of the requested revision of the approved preliminary plat shifting the connection of Street CC with Summer Creek Drive approximately 150 feet south of the previously approved connection

2. **PP-17-059 Brookfield: 820 Residential Lots, 22 Private Open Space Lots and 1 Commercial Lot. ETJ-Denton County.**
 - a. Being approximately 233.6 acres situated in the W. C. Hall Mark Survey, Abstract No. 518 in Denton County, Texas.
 - b. General Location: North of SH 114, west of Willow Bend Drive and south of Dove Hollow Lane.
 - c. Applicant: Brookfield Acquisition, LP.
 - d. Applicant Requests: Approval of the preliminary plat.
 - e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

D. Continued Cases (3)

3. **CP-17-002 Sienna Hills Addition 3 Multi-Family Lot, 1 Commercial Lot, 1 Private Open Space Lot and 1 Public Access Easement Lot: Council District 3.**

- a. Being 51.97 acres of land located in the Buffalo Bayou, Brazos & Colorado Railroad Company Survey, Abstract Number 219; the James W. Oxford Survey, Abstract Number 1201 and the George White Survey, Abstract Number 1751, City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Westpoint Boulevard, east of Alameda Street and west of West Loop 820 South.
- c. Applicant: 820/30 Interchange, LTD.
- d. Applicant Requests: Approval of the concept plan.
- e. DRC Recommends: Approval of the concept plan which is in compliance with the Subdivision Ordinance.

4. **PP-17-038 Sienna Hills Addition 1 Multi-Family Lot, 1 Private Open Space Lot and 1 Public Access Easement Lot: Council District 3.**

- a. Being 17.36 acres of land located in the Buffalo Bayou, Brazos & Colorado Railroad Company Survey, Abstract Number 219; the James W. Oxford Survey, Abstract Number 1201 and the George White Survey, Abstract Number 1751, City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Westpoint Boulevard, east of Alameda Street and west of West Loop 820 South.
- c. Applicant: 820/30 Interchange, LTD.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

5. **VA-17-031 Portion of West Magnolia Avenue, Portion of an Unnamed Right-of-way and a Portion of an Alley in Block 1, Mistletoe Heights. Council District 9.**

- a. Being a portion of West Magnolia Avenue, an unnamed right-of-way and a portion of an alley in Block 1 Mistletoe Heights, between Jerome Street and the Fort Worth Western Railroad, as dedicated by plats recorded in Volume 388, Page 5 and Volume 106, Page 135, PRTCT.
- b. General Location: North of Harrison Avenue, south of Mistletoe Boulevard, east of Jerome Street and west of the Fort Worth and Western Railroad.
- c. Applicant: VGA Leasing, LP.
- d. Applicant Requests: Approval of a recommendation to City Council.
- e. DRC Recommends: Approval of the recommendation to City Council for the vacation of this portion of West Magnolia Avenue, an unnamed street and this portion of an alley in Block 1 Mistletoe Heights.

E. New Cases (13)

6. **FS-17-112 Lot 1, Block 1, Eagle Mountain-Saginaw I.S.D. Middle School No. 6 Addition (Waiver Request): Council District 2.**

- a. Being 83.502 acres in the A. F. Albright Survey, Abstract Number 1849, in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: West of Marine Creek Parkway, north of NW Loop 820 and south of Cromwell Marine Creek Road.
- c. Applicant: Eagle Mountain-Saginaw ISD.
- d. Applicant Requests: Approval of a Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of a waiver to allow the issuance of a building permit for Eagle Mountain-Saginaw ISD's construction of the middle school building prior to the recordation of this plat.

7. **FS-17-196** **Lots 7R1 and 7R2, Block 5, Sunshine Hill Addition: Council District 5.**

- a. Being a replat of the east five feet of Lot 6, and all of Lot 7, Block 5 of Sunshine Hill Addition, an addition to the City of Fort Worth, Tarrant County, as recorded in Volume 309, Page 69, PRTCT.
- b. Location: 3700 Crenshaw Ave.
- c. Applicant: Roberto Olalde.
- d. Applicant Requests: Approval of a Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of the increase in lot yield which is in compliance with the Subdivision Ordinance.

8. **FS-17-217** **Lot 1, Block 1, Gilmore Creek Farms: ETJ - Tarrant County.**

- a. Being 2.592 acres of land out of the Moses Townsend Survey, Abstract No. 1551 City of Fort Worth, Tarrant County, Texas.
- b. Location: 4841 High Plains Court.
- c. Applicant: Everardo Calvillo.
- d. Applicant Requests: Approval of a Subdivision Ordinance waiver.
- e. DRC Recommends: Denial of a waiver to allow more than 30 residential lots on a single access.

9. **PP-14-036** **Watersbend North (Revision): 363 Single-Family Detached Lots and 5 Private Open Space Lots. Council District 7.**

- a. Being approximately 88.451 acres in the Henry Robertson Survey, Abstract No. 1259; E.H. Elkins Survey, Abstract No. 487; and George Mathews Survey, Abstract No. 1078, City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of Wagley Robertson Road and the Fossil Hill Estates Subdivision, south of Goldstone Lane, west of Pyrie Drive and the Trails of Fossil Creek Subdivision, and north of Bent Oak Drive.
- c. Applicant: Bloomfield Homes, LP.
- d. Applicant Requests: Approval of a revision of the preliminary plat and the resulting Subdivision Ordinance waiver.
- e. DRC Recommends: Denial of the requested revision of the approved preliminary plat to eliminate the extension of an existing street stubout (Baltic Drive) and the related waiver.

10. **PP-14-040** **Copper Creek (Revision):** **938 Single-Family Detached Lots, 1 School Lot, and 32 Private Open Space Lots. Council District 7.**

- a. Being approximately 305.93 acres in the G. Matthews Survey, Abstract Number 1078, City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Northwest Community Park and east of the BNSF Railway.
- c. Applicant: Copper Creek 232 Holdings, LP.
- d. Applicant Requests: Approval of revisions of the preliminary plat and Subdivision Ordinance waivers.
- e. DRC Recommends: Approval of the preliminary plat revisions increasing residential density, changing land use from residential lots to a school site, and reclassifying a local street to a collector street. DRC recommends approval of waivers to allow two blocks that are 2,375 and 2,500 feet in length exceeding the maximum block length allowed and to allow the intersection spacing between two collector streets (Copper Meadow Drive and Copper Crossing Drive) with an arterial (Heritage Trace Parkway) that does not meet the minimum spacing allowed.

11. **PP-16-053** **McPherson Village:** **443 Residential Lots and 7 Private Open Space Lots. Council District 6.**

- a. Being approximately 88.14 acres situated in the J. Korticky Survey, Abstract No. 914 in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of F.M. 1187; east of Chisholm Trail Parkway; south of Sycamore School Road; and west of Summer Creek Drive.
- c. Applicant: Burleson Fields, LLC.
- d. Applicant Requests: Approval of the preliminary plat revision.
- e. DRC Recommends: Approval of the preliminary plat revision which is in compliance with the Subdivision Ordinance.

**12. PP-16-079 Fort Worth Stockyards Addition (Revision): 15 Mixed-Use Lots.
Council District 2.**

- a. Approximately 28.7540 acres being a replat of Lots 1, 2, and 3, in Block 10A, Fort Worth Stockyards Addition, an addition to the City of Fort Worth as recorded in Cabinet A, Slide 1136 PRTCT; Lot 4 in Block 10A, Fort Worth Stockyards Addition, an addition to the City of Fort Worth as recorded in Cabinet A, Slide 9136 PRTCT; and a portion of the Isaac Thomas Survey, Abstract No. 1526, all situated in the City of Fort Worth, Tarrant County Texas.
- b. General Location: East of North Main Street, south of East Exchange Avenue, west of Packers Avenue, and north of Northeast 23rd Street.
- c. Applicant: Fort Worth Heritage Development, LLC and Stockyards Station Hotel L.P.
- d. Applicant Requests: Approval of revisions of the preliminary plat and Subdivision Ordinance waivers.
- e. DRC Recommends: Approval of the preliminary plat revisions to terminate Street A with a hammerhead turnaround and to eliminate the public pedestrian access easement between Blocks F and G. DRC recommends approval of the following waivers to allow:
 - 1) Street A to terminate with a hammerhead at the southern end of Mule Alley rather than the previously approved cul-de-sac;
 - 2) Two block faces in Block F, each approximately 540 feet in length, that exceed the maximum 500-foot length allowed; and
 - 3) Block F with a block perimeter of approximately 1,837 feet that exceeds the maximum 1,600-foot perimeter allowed.

**13. PP-17-041 Orchard Village: 709 Residential Lots, 15 Private Open Space Lots
and 1 Proposed Public Park Lot. Council District 6.**

- a. Being approximately 144.57 acres situated in the Shelby County School Land Survey, Abstract No. 914 in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Risinger Road; east of Wichita Road; south of Shelby Road; and west of Rendon Road.
- c. Applicant: JMJ Development, LLC.
- d. Applicant Requests: Approval of the preliminary plat and the Subdivision Ordinance waivers.
- e. DRC Recommends: Approval of the preliminary plat and the requested Subdivision Ordinance waivers to allow one block face to exceed the maximum 1320 feet and to allow two streets to intersect along a thoroughfare at less than the required 600 foot spacing from the existing streets to the north.

14. **PP-17-047** **Citadel at Presidio: 16 Commercial Lots. Council District 7.**

- a. Being approximately 89.2722 acres in the William McCowan Survey, Abstract Number 999, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Southwest of the intersection corner of I-35W and Heritage Trace Parkway.
- c. Applicant: Presidio North, LLC.
- d. Applicant Requests: Approval of the preliminary plat and Subdivision Ordinance waivers.
- e. DRC Recommends: Approval of the preliminary plat and approval of waivers in three locations to allow the intersection spacing between Street A and three local and collector streets (Tehama Ridge Parkway, Calaveras Road, and the commercial access with an arterial (Heritage Trace Parkway) that do not meet the minimum spacing allowed.

15. **CP-17-001** **Bella Flora: 166.42 Acres of Single Family, 65.14 Acres of Mixed Use and 34.91 Acres of Right-of-Way. ETJ-Tarrant County.**

- a. Being approximately 266.47 situated in the D.T. Finley Survey, Abstract Number 1878; the D. T. Finley Survey, Abstract Number 1901; the D. T. Survey Abstract Number 1950; and the T. & P. R. R. Co. Survey, Abstract Number 1475 in Tarrant County, Texas.
- b. General Location: North of FM 1187 and east of US Highway 377.
- c. Applicant: Gary Hazlewood.
- d. Applicant Requests: Approval of the concept plan.
- e. DRC Recommends: Approval of concept plan which is in compliance with the Subdivision Ordinance.

16. **PP-17-048** **Bella Flora:** **137 Residential Lots and 8 Private Open Space Lots.**
ETJ-Tarrant County.

- a. Being approximately 266.47 situated in the D.T. Finley Survey, Abstract Number 1878; the D. T. Finley Survey, Abstract Number 1901; the D. T. Finley Survey Abstract Number 1950; and the T. & P. R. R. Co. Survey, Abstract Number 1475 in Tarrant County, Texas.
- b. General Location: North of FM 1187 and east of US Highway 377.
- c. Applicant: Gary Hazlewood.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

17. **PP-17-050** **Frisco Heights:** **36 Single-Family Attached Lots, 1 Multifamily Lot, and 1 HOA Lot. Council District 9.**

- a. Being a replat of Lots 1 and 2, Block 1, S.S.S. Tenancy Addition, Fort Worth, Tarrant County, Texas according to the plat recorded in D209089272 of the Plat Records of Tarrant County, Texas, save and except that portion described in the Deed to the Fort Worth & Western Railroad recorded in D204399296 of the Deed Records of Tarrant County, Texas.
- b. General Location: East of Stanley Avenue, south of West Cantey Street, west of the G.C. & S.F. Railroad line, and north of the intersection of Cleburne Road, Bowie Street and Stanley Avenue.
- c. Applicant: Village Homes.
- d. Applicant Requests: Approval of the preliminary plat and three Subdivision Ordinance waivers.
- e. DRC Recommends: Approval of the preliminary plat and approval of the following waivers to allow:
 - 1) two block faces in Block 1 that exceed the maximum length allowed;
 - 2) thirty-six (36) residential lots with rear entry driveway access from a shared private driveway rather than an alley or a common shared driveway centered over the common lot line between the adjacent dwelling units; and
 - 3) sixteen (16) residential lots with access from a private sidewalk in a public use easement rather than from a public or private street.

18. **PP-17-051** **Quorum Drive: Quorum Drive Right-of-Way Only. Council District 4.**

- a. Being approximately 3.132 acres situated in the David Odum Survey, Abstract No. 1184 in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Meacham Boulevard, west of Beach Street, east of Mercantile Drive and south of Northern Cross Boulevard.
- c. Applicant: Mercantile Partners, LP.
- d. Applicant Requests: Approval of the preliminary plat and Subdivision Ordinance waivers.
- e. DRC Recommends: Approval of the preliminary plat and the requested Subdivision Ordinance waivers to allow a 60-foot collector to serve an industrial property rather than the required 80-foot industrial street and to allow two streets to intersect along a thoroughfare at less than the required 600 foot spacing.

Adjournment: _____

ACCESSIBILITY STATEMENT

Fort Worth Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

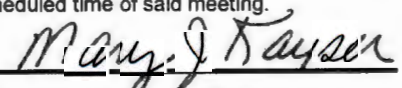
DECLARACIÓN DE ACCESIBILIDAD

Cámara del Concilio de Fort Worth es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

EXECUTIVE SESSION

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Friday, October 20, 2017 at 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



City Secretary for the City of Fort Worth, Texas